

**BILL ANALYSIS**

Senate Research Center

H.B. 3984  
By: Phillips (Estes)  
Natural Resources  
5/18/2007  
Engrossed

**AUTHOR'S / SPONSOR'S STATEMENT OF INTENT**

H.B. 3984 creates and provides regulations regarding the creation, administration, powers, duties, operation, and financing of the Double Platinum Ranch Water Control and Improvement District No. 1 of Grayson County. The district will encompass an area of land inside the corporate limits or extraterritorial jurisdiction of the City of Gunter, Texas. It will secure water, sewer, drainage and road services for single family residential and commercial development by purchasing, acquiring, or constructing facilities for such services to serve the future occupants of the land utilizing tax exempt bonds. The district is also empowered to impose a tax and issue bonds.

**RULEMAKING AUTHORITY**

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

**SECTION BY SECTION ANALYSIS**

SECTION 1. Amends Subtitle I, Title 6, Special District Local Laws Code, by adding Chapter 9206, as follows:

CHAPTER 9206. DOUBLE PLATINUM RANCH WATER CONTROL AND  
IMPROVEMENT DISTRICT NO. 1 OF GRAYSON COUNTY

Sets forth standard language for the creation of the Double Platinum Ranch Water Control and Improvement District No. 1 of Grayson County (district). Sets forth standards, procedures, requirements, and criteria for:

Creation, definitions, nature, and approval of the district (Sections 9206.001-9206.003);

Initial district territory and annexation by the City of Gunter (Section 9206.004-9206.050);

Size, composition, election, and terms of the initial and permanent board of directors of the district (Sections 9206.051-9206.100);

Powers and duties of the district (Sections 9206.101-9206.150); and

General financial provisions and authority to impose taxes and to issue bonds and obligations for the district (Sections 9206.151-9206.201).

Authorizes the use of eminent domain by the district.

SECTION 2. Sets forth the initial boundaries of the district.

SECTION 3. Provides that all requirements of the constitution and the laws of this state and the rules and procedures of the legislature with respect to the notice, introduction, and passage of this Act are fulfilled and accomplished.

SECTION 4. Effective date: September 1, 2007.